



Roger
Parry
& Partners

LLANDEILO ABERCOWIN

Llanybri, Carmarthen, Carmarthenshire, SA33 5HY

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LLANYBRI • CARMARTHEN • CARMARTHENSHIRE • SA33 5HY

Guide Prices

Lot 1: Farmhouse & Pilgrims Rest House - £1,200,000

Lot 2: Farm Buildings set in 281.67 Acres - £2,750,000

Lot 3: 51.69 Acres - £550,000

Lot 4: Springfield House - £750,000

A 335-Acre highly productive & fully equipped dairy farm positioned on a stunning Carmarthenshire Estuary



Llandelio Abercowin Farm offers three separate stunning houses for multi-generational living and diversified income potential.

The farm benefits from an extensive range of useful modern steel portal framed buildings, perfectly set up for dairy operations including loose housing, cubicles for over 300 cattle and a 20x20 herringbone parlour.

The farm is set in approximately **335.17 Acres** of good quality, productive land, well suited to livestock grazing, mowing or for cropping in arable rotations.

Occupies a picturesque rural location with far reaching views over the beautiful Estuary with good accessibility to local hubs.

Location

Llandeilo Abercowin occupies an exceptional position overlooking the estuary at the confluence of the Rivers Cywyn and Taff. To the northwest, lies the small town of St Clears, and around 11 miles to the northeast lies the county town of Carmarthen.

Carmarthen, believed to be one of the oldest towns in Wales, is a large market town offering a wide range of services and amenities. The nearby city of Swansea is accessible via the A48 and provides all major facilities and attractions.

Within a 25 minute drive of Llandeilo Abercowin is an excellent selection of seaside destinations: Pendine Sands, Amroth, Saundersfoot and especially Tenby. Tenby is a historic seaside town known for its colourful harbour, sandy beaches and cobbled streets. The town also offers boat trips and access to the nearby monastery on Caldey Island. Also nearby are family attractions such as Bluestone Resort, Folly Farm Adventure Park and Zoo and Heatherton World of Activities.

History

Llandeilo Abercowin was an important medieval manor and sub-lordship within the Lordship of Osterlow (or Ystlwyf), historically associated with the parish of the same name. The ruined Church of St Teilo, believed to have early origins, was largely reconstructed during the medieval period around 1270 under Richard de Laundry.

By the late medieval era, the estate was owned by the prominent Dwnns family of Penallt near Kidwelly before passing to the Morgans of Muddlescwm by 1488. The Morgans are thought to have built the manor house beside the church, traditionally known as "Pilgrim's Rest", in the 16th century. Named due to its supposed connection with the pilgrimage route to St Davids and a possible historic ferry crossing to Laugharne.

The surrounding landscape evolved through the gradual enclosure and amalgamation of agricultural fields during the 17th and 18th centuries under successive landowning families, including the Mansels and Dawkins. The area also has literary associations through Cwm Celyn farm, linked to the Anglo-Welsh writer Glyn Jones, whose works were inspired by the Taf estuary.



LOT 1

THE FARMHOUSE

The spacious traditional farmhouse is located on the right hand side at the end of the tree lined driveway. It is conveniently positioned in front of the farmyard but thoughtfully separated by a private lawned garden that wraps around to the side.

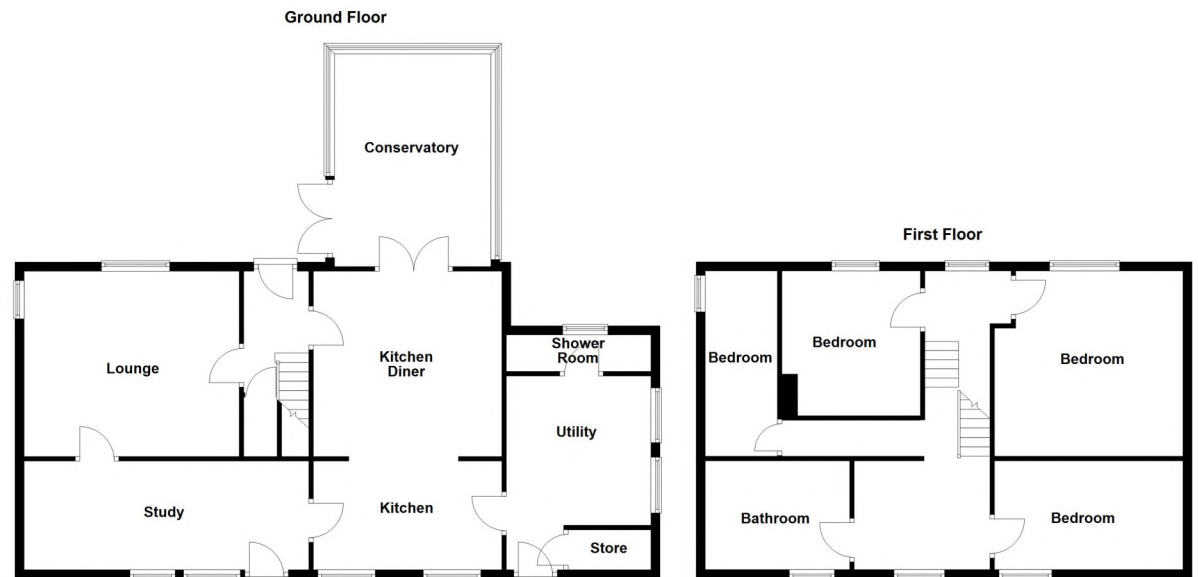
The house benefits from extensive living accommodation with a large open plan kitchen, leading into a large conservatory and lounge. There is a separate utility complete with shower room, ideal for coming in off the farm. The family home has been tastefully refurbished throughout and upstairs provides four bedrooms and a family bathroom.

There is ample parking on the expansive concreted driveway as well as a two bay covered block garage.

Gross Internal Floor Area: 1,668 sq ft (155 sq m)

Council Tax Rating: F

EPC Rating: E





LOT 1

PILGRIMS REST

Set opposite the main farmhouse, this charming detached house dates back to the 14th Century and was utilised as a rest stop for pilgrims during their travels. It offers living accommodation over three floors and is finished to a very high standard internally, having been fully renovated in 2021.

Pilgrims Rest opens out into a well apportioned kitchen with large utility and games room. Sweeping stairs lead up to a large lounge with views over the estuary, two bedrooms, one with an en-suite and a family bathroom. There is a further large bedroom above.

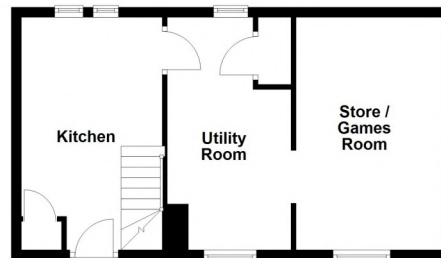
Externally there are beautifully maintained gardens and the property benefits from a hot tub. It has been very successfully used as a holiday cottage as well as a secondary farmhouse for the family.

Gross Internal Floor Area: 1,797 sq ft (167 sq m)

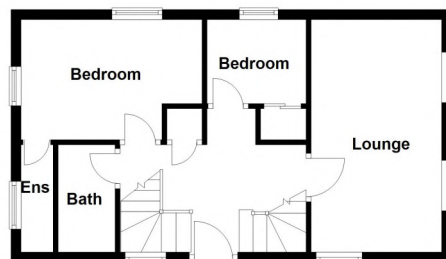
Council Tax Rating: D

EPC Rating: G

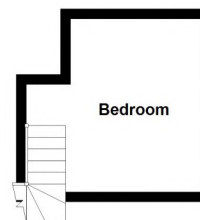
Ground Floor



First Floor



Second Floor



LOT 2

BUILDINGS AND YARD

The farm has been run incredibly effectively by the current owners as a dairy farm over the years with clear thought to the position of the buildings in the yard to facilitate the flows of the cattle and fodder, muck, etc. The farm is award winning and had a milking herd of 250 Holstein Friesians which recorded in the top 1% of the National Milk records, consistently outperforming on yield and breeding. Whilst in operation, the dairy system allowed for 12,000 litres/cow/annum to be produced off a predominantly grass and maize silage diet.

The substantial agricultural buildings are modern and mostly steel portal framed with corrugated sheeting to the roofing and as cladding over block walls. The yard is fully concreted as are the floors to the majority of the buildings. In total the buildings amount to over **40,000 sq ft.**

There is a 20 x 20 herringbone milking parlour with automatic cake feeders built in 2006 and attached room with bulk tank with a 15,500 litre capacity. In total there are 322 cubicles and the main building (238 cubicles) includes automatic scrapers and feed barriers. There is a sizeable slurry store, extended to a 5,250 cubic metre capacity and silage clamps, capable of holding over 2,500 tonnes. The non cubicle sheds are well suited to separated calving/loose housing, as well as for the storage of farm machinery and equipment.

The full list of buildings consist:

- | | |
|--|--|
| 1. Llandeillo Abercowin Farmhouse | 6. Main Cubicle Shed - 238 Cubicles
(155ft x 120ft) |
| 2. Pilgirms Rest House | 7. 3 Silage Clamps |
| 3. Loose Housing Shed (90ft x 60ft +
75ft x 30ft lean to) | 8. Cubicle Shed (75ft x 45ft) |
| 4. Calf Housing Shed (90ft x 60ft) | 9. Cubicle Shed used for dry Cows
(65ft x 36ft) |
| 5. Parlour with Bulk Tank Room | 10. Slurry Store |





LAND

The farm is set in approximately **335.17 Acres (135.64 Hectares)**. Approximately 225 acres of the land is currently down to high quality grassland and is utilised in mowing rotations and livestock grazing rotations. The early growing grass performs exceptionally and is capable of taking five cuts throughout the year.

All of the fields have been ploughed and the red sandstone soil type is easily workable and capable of growing heavy crops with a significant part of the farm having been cropped with maize.

There are well kept fences with mature trees and hedgerows. Generally the land has a flat or gently sloping topography allowing for easier use and management. There are tracks throughout the farm which provides convenient accessibility for farm machinery as well as the moving of livestock at later periods in the year.

There are approximately 14.46 Acres of woodland and 90.43 Acres of salt marsh. The salt marsh can be grazed from around April to September of each year and is very efficient for fattening livestock. As they are classified as agricultural it also provides great opportunities for environmental schemes that can generate a useful income alongside the main farm business.

Lot 2 Located in a ring fence around the holding - **281.67 Acres** (includes 174 Acres of Grassland, 90.43 Acres of Salt Marsh and 14.46 Acres of Woodland)

Lot 3 Located in a ring fence just up the road - **51.69 Acres** of Grassland



		Field Number	Description	Size (Acres)	Size (Hectares)
Lot 2	1	SN3112 8690	Pasture	15.80	6.39
	2	SN3112 6200	Pasture	9.94	4.02
	3	SN3112 6980	Pasture	6.49	2.63
	4	SN3112 6663	Pasture	9.41	3.81
	5	SN3112 6748	Pasture	2.64	1.07
	6	SN3112 5085	Pasture	19.79	8.01
	7	SN3112 3574	Pasture	10.54	4.26
	8	SN3112 3496	Pasture	2.16	0.88
	9	SN3113 2105	Pasture	10.79	4.37
	10	SN3112 1188	Pasture	13.31	5.39
	11	SN3012 9291	Pasture	8.06	3.26
	12	SN3013 8807	Pasture	2.45	0.99
	13	SN3113 0520	Pasture	10.80	4.37
	14	SN3113 3434	Pasture	18.29	7.40
	15	SN3113 1942	Pasture	11.03	4.46
	16	SN3113 2270	Pasture	10.77	4.36
	17	SN3113 2799	Pasture	11.65	4.72
			Salt Marsh	90.43	36.60
			Woodland / Pools	14.46	5.85
			Yard, Buildings & Tracks		
			Total	281.67	113.99
Lot 3	18	SN3213 0952	Pasture	9.06	3.66
	19	SN3113 9251	Pasture	6.30	2.55
	20	SN3113 9466	Pasture	7.17	2.91
	21	SN3113 8382	Pasture	4.38	1.77
	22	SN3113 0080	Pasture	7.70	3.11
	23	SN3113 0495	Pasture	9.19	3.72
	24	SN3213 2393	Pasture	7.89	3.19
				Total	51.69

LOT 4

SPRINGFIELD FARMHOUSE

Built in 2010, this immaculately presented house is offset slightly, located on the left hand side as you approach the driveway to the farm. It is privately positioned with incredible far reaching views over the surrounding landscape.

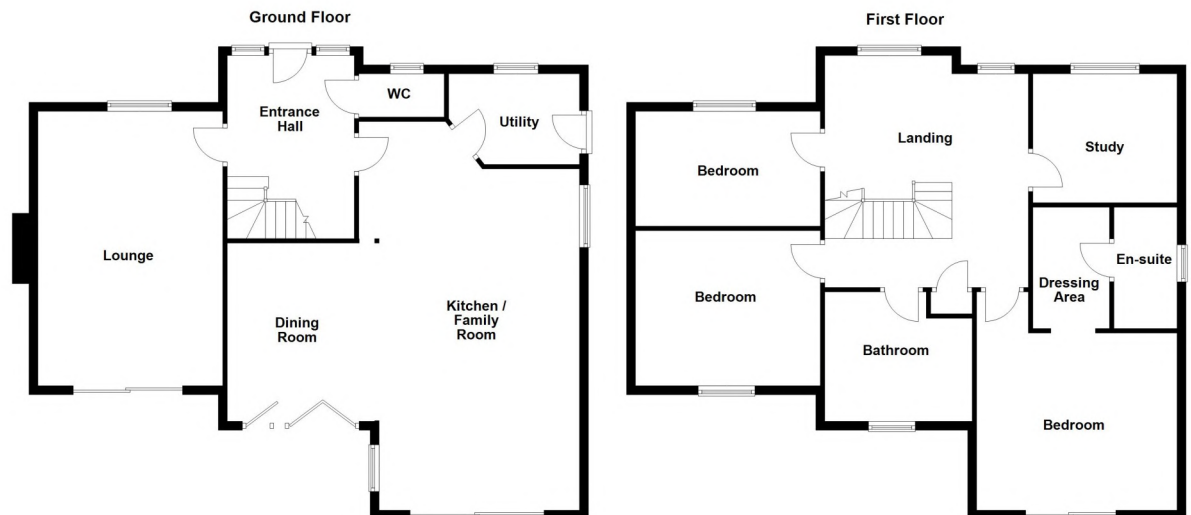
You enter into a luxurious open plan kitchen diner benefitting from the south facing outlook, double doors to the patio and a separate lounge. Upstairs there are four well proportioned bedrooms, one of which could easily be utilised as a study. There is a family bathroom and the master bedroom includes an en-suite and dressing room.

Externally there is a large lawned garden, a detached studio which could be used as an office, a gym, games room etc. and a double garage.

Gross Internal Floor Area: 2,098 sq ft (195 sq m)

Council Tax Rating: F

EPC Rating: C









Services

The property is served by the following; Private borehole and spring water, Mains electricity, Private drainage, Oil fired and LPG central heating, Stanley back-up generator (100kva)

Method of Sale

Private Treaty.

Tenure

Freehold with vacant possession on completion.

Local Authority

Carmarthenshire County Council.

Protected Areas

To the south of the farm buildings are ruins of a small church which is now a scheduled monument and not in ownership. Part of the Estuary forms a part of the Aber Taf Site of Scientific Interest.

Wayleaves, Easements and Rights of Way

The property is sold subject to and with the benefit of all rights including rights of way, whether public or private, light, drainage, water and electricity supplies and any other rights and obligations, easements and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether referred to in the Sale details or not.

Plans, Areas and Schedules

Plans are for identification and reference purposes only. The purchaser(s) shall be deemed to have satisfied themselves of the description of the property. Any error or mis-statement shall not annul a sale or entitle any party to compensation.

Agri-Environment Schemes

The farm is not subject to any schemes.

Basic Payment Scheme

The land has been registered for BPS. Payments for this year will be retained.





Directions

Take the A40 south from Carmarthen for 7 miles, then take a left off the dual carriageway where signposted to "Llan-y-bri" (4 miles)". In 3.5 miles, take a right turn as signposted to "Llandeilo Abercywyn" In 0.75 miles you will arrive at the farmyard.

Viewing arrangements

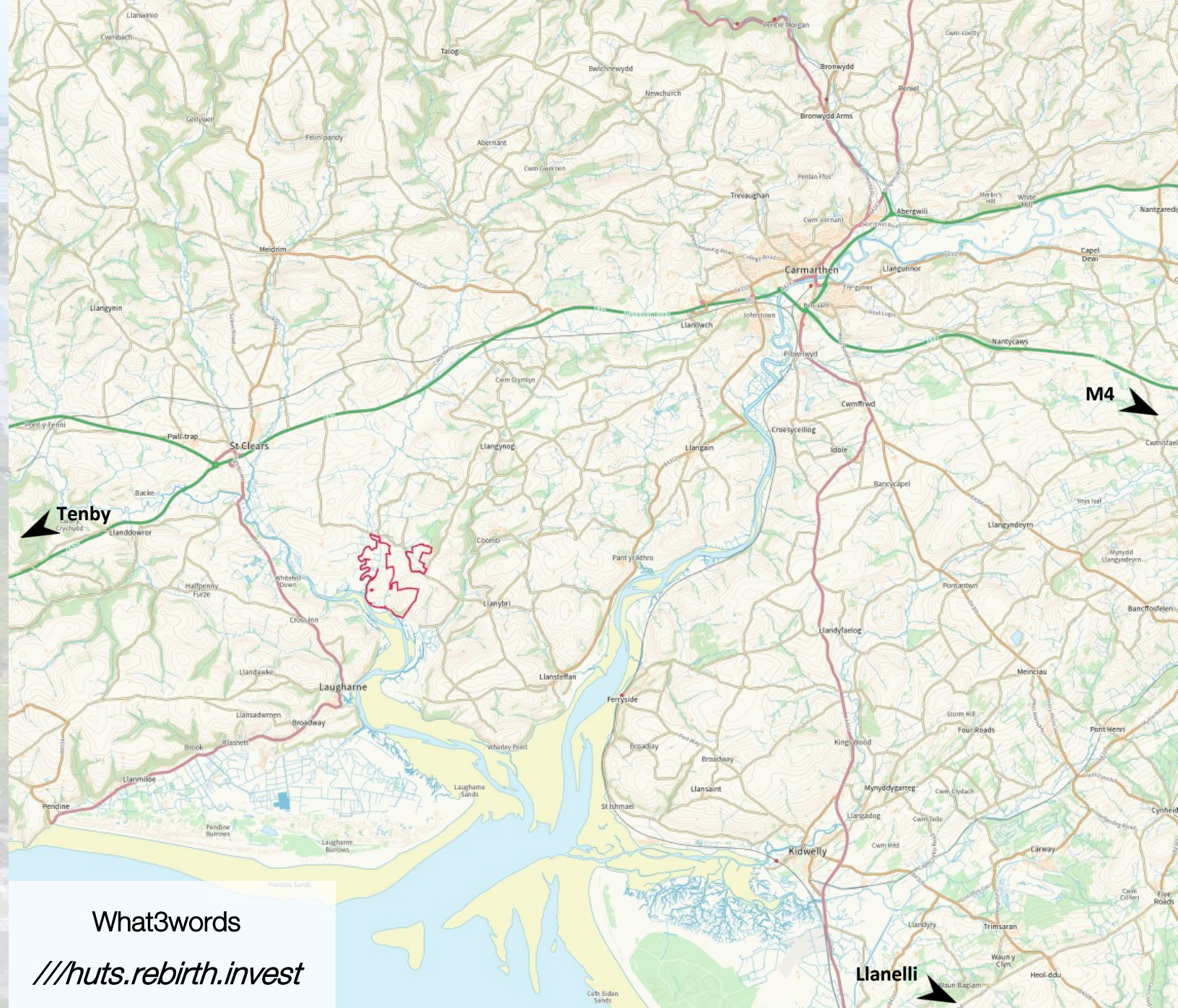
Viewing of the property is strictly by appointment only through

Roger Parry & Partners LLP

Please contact our Head Office:
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What3words

[///huts.rebirth.invest](https://www.what3words.com/huts.rebirth.invest)

Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made to planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.